



27 Westall Road CLAYTON SOUTH

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## Sold by Troy Le

Set on the corner of Westall Road and Fairbank Road, endless investment possibilities with an amazing dual main road exposure.

Only 500m away from Westall train station, Westall primary and secondary schools. Short distance to IKEA home maker centre with multiple bus services/routes right at hand.

-Access from service road means security and ample parking spots, perfect for running a home business.

-Generous block 620m2 approx, redevelopment options into premium luxury town residences (STCA).

Existing Home is a well kept, tidy 4 bedroom featuring:

-4 bedrooms all with built in robes

-Second shower adjoining laundry and toilet

-Cosy formal lounge

-Functional kitchen adjoining meals area

Potential rental returns \$340 - \$360 per week.

Great value and priced to sell, act with haste and contact Troy today!

Leyton Real Estate



## 27 Westall Road, Clayton South



Please note: All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent.